



PC AGENDA: 05/08/02
ITEM: 3.d.

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: April 30, 2002

COUNCIL DISTRICT: 6

SUBJECT: APPEAL OF THE PLANNING DIRECTOR'S DECISION TO DENY Single-Family House Permit No. SF01-04-025 to construct a first and second-floor addition of 1,704 square feet to an existing single-family residence located at 1671 Shasta Avenue

BACKGROUND

This item was last before the Planning Commission on April 10, 2002. The Commission upheld the Planning Director's denial of the Single-Family House Permit. However, the Commission stipulated that the denial would not go into effect until May 23, 2002 to allow the applicant further opportunity to work with staff to set back the second-story addition to reduce the perceived mass and scale of the house and make it more compatible with the neighborhood. The Planning Commission requested that staff send out Public Hearing Notices for the project should the applicant decide to proceed with revisions. Hearing Notices have been provided to owners and occupants of properties located within 300 feet of the site in conformance with this direction.

ANALYSIS

The applicant has made revisions to the design to set the second-story back as recommended by staff and the Planning Commission. In the revised design, the second story is set back 17 feet behind the first story, an increase of 7 feet from the previous design. The new setback places the proposed second story behind the second-story line of the adjacent property (to the west). The applicant has also removed the second-story overhang on the east side of the front façade by setting this portion of the second floor back an additional 8 feet 6-inches from the first floor footprint. These revisions, coupled with simplified rooflines and modified design elements, have resulted in a more cohesive façade at the streetscape that significantly reduce the perceived mass and scale. Minor modifications have also been made to the rear and side elevations to minimize window openings. Revisions to the floor plan result in a 1,739 square-foot addition, which translates into a Floor Area Ratio of 0.50. The total area of the proposed house is 3,873 square feet.

Based on these revisions, staff concludes that the proposed single-family house is compatible with the neighborhood and meets the intent of the *Single-Family Design Guidelines*.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Single-Family House Permit with the findings and conditions included in the attached resolution.

STEPHEN M. HAASE, AICP
Director, Planning, Building and Code Enforcement

Attachment

c: Rocco A. and Barbara Rotondo
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